

Project Narrative

**Master Site Plan
DC Ranch Parcel 1.4
Park Site to be Dedicated to City of Scottsdale**

This application requests recommendations of approval from the Parks and Recreation Commission and the Planning Commission and City Council approval of a master site plan for a public park on Parcel 1.4 at DC Ranch. Parcel 1.4 is located south of the southeast intersection of Pima Road and Union Hills Drive, within Planning Unit I at DC Ranch.

Pursuant to the DC Ranch Second Amendment to Development Agreement dated October 19, 1998 (the "Development Agreement"), the developer, DC Ranch L.L.C., is obligated to dedicate land within DC Ranch for park sites. The dedication of Parcel 1.4 will fulfill all obligations of DC Ranch L.L.C. under the Development Agreement relative to park site dedications.

Prior to the dedication to the City of any park site within DC Ranch, DC Ranch L.L.C. is required to obtain City Council approval of a master site plan. Upon approval by the City Council, DC Ranch L.L.C. will dedicate Parcel 1.4 to the City. Subsequently, in accordance with the City's typical process, the City will be required to obtain municipal use master site plan approval prior to commencing the construction of park amenities.

In the Development Agreement, a park site is required to be sited within Planning Unit I. The conceptual planning of Planning Unit I depicted a potential park site generally in the area of the intersection of the Union Hills Drive alignment and 94th Street. As the planning of Planning Unit I has evolved and with guidance from the City's Parks and Recreation staff, it was determined that the park site would be more appropriate in a location which would be regional in nature. Accordingly, it was mutually determined that what is now referred to as Parcel 1.4 within Planning Unit I would be the ideal location for the public park.

Parcel 1.4 is located south of the southeast intersection of Pima Road and Union Hills Drive. The approximately 12.8 gross acre site is zoned open space (OS). The site is bordered by Arizona State Land Department property zoned I-1 to the west, by C-O zoned property to the north, by a local collector (the "Loop Road") to the east with R1-7 zoned property to the east of the Loop Road, and by a power line and I-1 zoned property to the south.

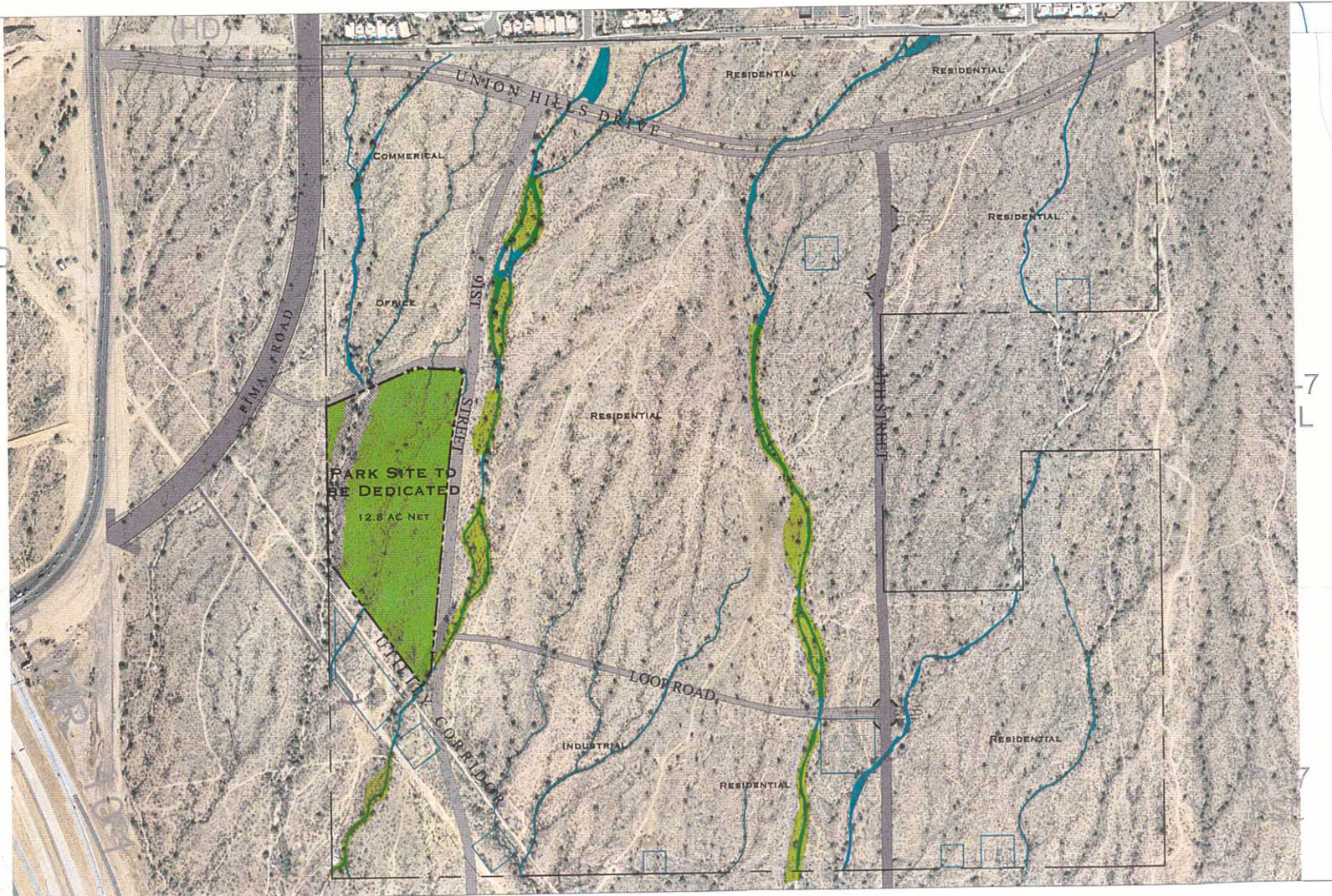
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In siting the park, several issues were taken into consideration, including:

- Regional Nature of Site. Parcel 1.4 is located along the Loop Road within Planning Unit I and DC Ranch. Access to the site will be from the Loop Road, south of Union Hills Drive and with a direct connection to Pima Road planned.
- Site Configuration. The configuration and size of the site will allow both active and passive uses with ample space for parking.
- Land Use Compatibility. The site is compatible with the surrounding zoning and planned land uses. Across the Loop Road to the east single-family residential is being planned. To the west, north and south the property is zoned either commercial or industrial.
- Connectivity. The site provides excellent connectivity south to the City's regional path and trail system as well as to the path and trail system within DC Ranch.

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PCD



CONTEXT MAP



2/7/2003

